

EVERY POWER OF ATTORNEY EXECUTED BY ANY PERSON AUTHORIZING AN AGENT OR ATTORNEY TO SELL AND GRANT ANY PROPERTY SHALL BE EXECUTED IN THE SAME MANNER AS A DEED AND RECORDED WITH OR PRIOR TO THE DEED EXECUTED PURSUANT TO THE POWER OF ATTORNEY. ANY PERSON EXECUTING A DEED AS AGENT OR ATTORNEY FOR ANOTHER SHALL DESCRIBE HIMSELF IN AND SIGN THE DEED AS AGENT OR ATTORNEY. A POWER OF ATTORNEY IS DEEMED TO BE REVOKED WHEN THE INSTRUMENT CONTAINING THE REVOCATION IS RECORDED IN THE OFFICE WHERE THE DEED SHOULD BE RECORDED.

REVISOR'S NOTE: This section presently appears as Art. 21, §4-107 of the Code. The only other changes are in style.

4-108. ABOLITION OF STRAW DEEDS IN CERTAIN CASES; GRANT OF PROPERTY HELD BY THE ENTIRETY.

(A) ABOLITION OF STRAW DEEDS IN CERTAIN CASES.

ANY INTEREST IN PROPERTY MAY BE GRANTED BY ONE OR MORE PERSONS, AS GRANTORS, TO THEMSELVES ALONE, OR TO HIMSELF OR THEMSELVES AND ANY OTHER PERSON, AS GRANTEEES, IN JOINT TENANCY, TENANCY IN COMMON, OR TENANCY BY THE ENTIRETY WITHOUT THE USE OF A STRAW MAN AS AN INTERMEDIATE GRANTEE-GRANTOR. THESE GRANTS, REGARDLESS OF WHEN MADE, ARE RATIFIED, CONFIRMED, AND DECLARED VALID AS HAVING CREATED THE TYPE OF CONCURRENT OWNERSHIP THAT THE GRANT PURPORTS TO GRANT.

(B) GRANTING OF PROPERTY HELD BY THE ENTIRETIES.

ANY INTEREST IN PROPERTY HELD BY A HUSBAND AND WIFE IN TENANCY BY THE ENTIRETY MAY BE GRANTED, (1) BY BOTH ACTING JOINTLY, TO THEMSELVES, OR TO THEMSELVES AND ANY OTHER PERSON, IN JOINT TENANCY OR TENANCY IN COMMON; (2) BY BOTH ACTING JOINTLY, TO EITHER HUSBAND OR WIFE AND ANY OTHER PERSON IN JOINT TENANCY OR TENANCY IN COMMON; AND (3) BY EITHER ACTING INDIVIDUALLY TO THE OTHER IN TENANCY IN SEVERALTY, WITHOUT THE USE OF A STRAW MAN AS AN INTERMEDIATE GRANTEE-GRANTOR. THESE GRANTS, REGARDLESS OF WHEN MADE, ARE RATIFIED, CONFIRMED, AND DECLARED VALID AS HAVING CREATED THE TYPE OF OWNERSHIP THAT THE GRANT PURPORTS TO GRANT.

REVISOR'S NOTE: This section presently appears as Art. 21, §4-108 of the Code. In subsections (a) and (b), the present reference to the effective date is proposed for deletion and a provision stating the irrelevancy of the date the deed is made is substituted. The only other changes are in style.

4-109. DEFECTIVE GRANTS.